

Lot Dimensions Comparison

Riverfront						
Lot Dimensions	New	Current	New	Current	New	Current
	RF-R	RF-R	RF-C	RF-C	RF-M	RF-M
Lot Area	All uses: 4,000 sf min.	Row: 2,000 sf min. All Other: 4,000 sf min.	0 sf min.	0 sf min	0 sf min.	0 sf min
Lot Width	0' min.	0' min	0' min.	0' min	0' min.	0' min
Building Coverage	80% max.	60% max	70% max.	70% max	80% max.	80% max
Principal Building Setbacks	RF-R	RF-R	RF-C	RF-C	RF-M	RF-M
Front Street	10' min.	10' min	25' min.	25' min	20' min.	20' min
Side Street	10' min.	3' min, rowhouse 0' min	25' min.	10' min	20' min.	5' min
Side Interior	5' min.	3' min, rowhouse 0' min	10' min.	10' min	5' min.	5' min
Side Total	10' min.	6' min, rowhouse 3' exterior min & 0' interior min	20' min.	20' min	10' min.	10' min
Rear	30' min.	30' min	10' min.	10' min	20' min.	5' min
Parking Location	RF-R	RF-R	RF-C	RF-C	RF-M	RF-M
Front yard	Not Permitted	Not Permitted in required front yard setback	Permitted	Not Permitted in required front yard setback	Permitted	Not Permitted in required front yard setback
Corner yard	Not Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Side yard	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Rear yard	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Building Height	RF-R	RF-R	RF-C	RF-C	RF-M	RF-M
Principal Building	35' max of base flood elevation	35' max of base flood elevation	50' max*	100' max above Ohio River elevation	50' max*	--
Accessory Structure	--		--		--	

*Buildings higher than 50' and up to 100' require a conditional use. The maximum height may not exceed 100 feet above the elevation of the Ohio River at the Markland Dam pool stage if within 500 feet of a SF-, RM- or RF-R District except silos. The total width of all silos that exceed that elevation may not exceed 10% of the width of the property. Provided, however, the Director may approve silos having a total width of 30% of the width of the property if the silos do not materially impair significant views of the Ohio River from any U.S. or state highway or other public vantage. The width of silos is measured at the point of maximum width of the part of the silo that extends more than 100 feet above the elevation of the Ohio River at Markland Dam pool stage at the site. Conveyors, elevators, ladders and similar fixtures serving a silo are not included in the measurement of the width of a silo. The width of the property is the maximum width of the property measured along a straight line parallel to a line joining the mid points of the Ohio River at each end of the property.